



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Number: 3013639

Applicant: Julie LeDoux for Darin Granger

Address: 3810 Linden Ave N

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel of land into two unit lots (unit subdivision). Existing structure to remain. Proposed unit lot sizes are: A) 3,382 sq. ft., and B) 1,714 sq. ft.

The following approval is required:

Short Subdivision - to create two unit lots. (Chapter [23.24](#), Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: Lowrise 2 (LR2)

Public Comment: DPD received 5 comment letters, which expressed concerns about the adequacy of existing sewer mains, the lack of adequate onsite parking and scarce street parking, the small lot sizes, potential drainage impacts, increased traffic and potential obstruction of access for fire trucks, view blockage, insufficient setbacks, and unattractive structures. A commentor expressed frustration that construction is already underway, which makes public comment seem like a formality. Another stated that this could be a good project to allow for preservation of the existing home. Another suggested that the development should be sited elsewhere.

ANALYSIS – SUBDIVISION

This unit lot subdivision is a type of short subdivision, and is subject both to the general approval criteria for short subdivisions and also specific requirements for unit lot subdivisions.

General short subdivision standards: Pursuant to SMC [23.24.040](#), the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section [23.53.005](#), Access to lots, and Section [23.53.006](#), Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section [25.09.240](#), Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section [23.24.045](#), Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The unit lot subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This unit lot subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. **For all unit lots proposed without street frontage, this plat will be required to provide an easement or covenant to allow for the proper posting of address signage.** Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. Unit lot Subdivisions are not subject to SMC [25.09.240](#).

Tree and other landscaping requirements were considered under the building permit review. The public use and interest are served by the proposal since all applicable criteria as conditioned are met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

Unit lot subdivision standards: The unit lot subdivision must conform to the provisions of Section [23.24.045](#), Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

A. The provisions of this section apply exclusively to the unit subdivision of land for townhouses, rowhouse and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones, and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones.

B. Except for any site for which a permit has been issued pursuant to Section [23.44.041](#) or [23.45.545](#) for a detached accessory dwelling unit, sites developed or proposed to be developed with dwelling units listed in subsection [23.24.045](#) A above may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

C. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.

D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of the King County Department of Records and Elections.

F. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.

The unit lot subdivision conforms to applicable standards of SMC [23.24.045](#). Structures reviewed under a separate building permit, conform to the development standards at the time the permit application was vested to Code.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **GRANTED with conditions**.

CONDITION OF APPROVAL PRIOR TO RECORDING

1. Add an easement or covenant to allow for the proper posting of address signage for all unit lots that do not have street frontage.

Signature: _____ (signature on file) Date: July 26, 2012
Scott A Ringgold, Land use Planner
Department of Planning and Development

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